



ASKING PRICE

£399,950

## THE DETAILS

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2 Sandringham Drive  
Onchan  
£399,950

call in today or visit [www.blackgracecowley.com](http://www.blackgracecowley.com) for more details

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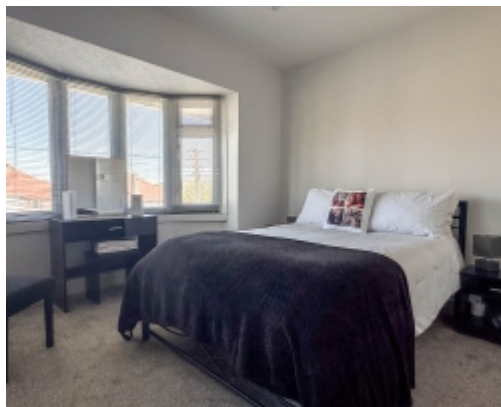
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## THE DESCRIPTION

- 1930's Semi-Detached House situated on a large plot
- Quiet cul-de-sac location in Onchan
- Modern Kitchen Breakfast Room, open-plan Lounge Dining Room
- 3 double Bedrooms, Attic Dressing Room off the Master Bedroom, Family Bathroom
- South West Facing Garden, Summer House
- Detached Single Garage
- Off street parking for 4+ vehicles
- Oil Fired Central Heating, uPVC double glazing throughout

## THE PROPERTY

Black Grace Cowley are delighted to offer 2 Sandringham Drive to the market, this substantial semi-detached 1930's property sits in a generous size plot. To the front of the property there is a lawned garden with a mature hedge border and steps leading up to the property's entrance porch which provides access into a spacious entrance hallway with understairs storage and a door through to the open-plan lounge diner. The lounge is bay fronted with a square open archway dividing the two rooms, but offering an open plan effect with a set of French patio doors leading onto the property's south west facing rear garden. Also off the entrance hall is a door into an extended kitchen breakfast room which is fitted with a range of high gloss contemporary style wall and base units, Range Master oven, integrated appliances and dual aspect uPVC double glazed windows. Ample space for breakfast table and a uPVC double glazed door giving access out onto the property's rear garden.

On the first floor is a spacious landing with a uPVC double glazed window on the gable end offering plenty of natural light. Off the landing are three double bedrooms, bedroom two and three are situated to the front of the property, the master bedroom to the rear, which has an internal staircase taking you up to the attic area, which is currently used as a walk-in wardrobe and dressing room space. In addition to the bedrooms, there's a large family bathroom which is fitted with a p-shaped bath, corner shower cubicle, wash hand basin and WC





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Externally the property has a fantastic rear garden and patio area immediately off the dining room, which drops down to a large decking area perfect for BBQ's in the late summer evenings. The garden is south west facing and enjoys a large lawned area with mature borders and timber fencing to all sides. Additional patio footpath that leads to a summer house which has power, lighting and windows, currently used as an outdoor TV room. There is a detached single garage with a roller door to the front and houses the oil tank. There is off street parking for several vehicles.

The property benefits from uPVC double glazing throughout and oil-fired central heating. It has been well maintained by the current vendors and sits in a quiet cul-sac within Onchan. Within an easy walking distance of Onchan's primary school, Ashley Hill and many local amenities.

To view 2 Sandringham Drive please call Black Grace Cowley on 01624 645555.

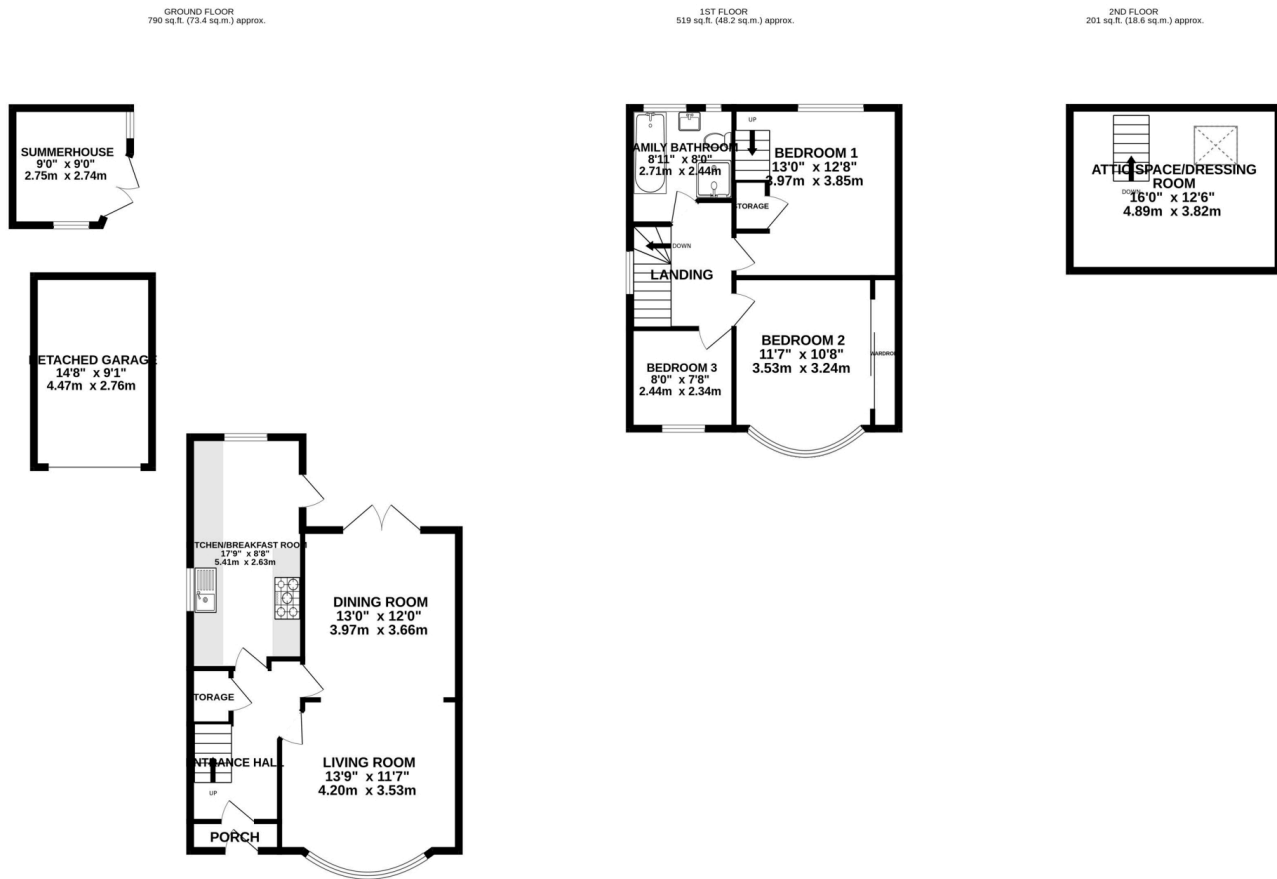
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## FLOORPLAN



TOTAL FLOOR AREA : 1510 sq.ft. (140.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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